

**ARIZONA STATE LAND DEPARTMENT  
BOARD OF APPEALS AGENDA  
FINAL**

**Thursday October 10, 2013**

**Location:**

**Arizona State Land Department  
1616 W. Adams, Room 321  
Phoenix, AZ 85007  
Time: 9:00 a.m.**

Pursuant to Arizona Revised Statutes (A.R.S.) § 38-431.02, notice is hereby given to the members of the Arizona State Land Department Board of Appeals and to the general public that the Board will hold a meeting open to the public on October 10, 2013, at 9:00 a.m. at the Arizona State Land Department, 1616 W. Adams, Room 321, Phoenix, Arizona 85007.

The agenda for this meeting follows. Any amendments or additions to the agenda will be made available at least 24 hours prior to the meeting. The Board may discuss, deliberate or vote on any item listed on the agenda. Pursuant to A.R.S. § 38-431.03(A)(3), the Board may vote to hold an executive session for consultation with its attorney for legal advice concerning any item on the agenda. Executive sessions are not open to the public. Except for matters listed for a specific time, the Board may take any item on the agenda out of order. Members of the Board may appear by telephone.

Pursuant to Title II of the Americans with Disabilities Act (ADA), the Board will not discriminate on the basis of disability in admission to and observation of its public meetings. Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting Brachel Deck, ADA Coordinator at (602) 542-2636 to make their needs known. Requests should be made as early as possible to allow time to arrange the accommodation.

**I. MINUTES**

Approval of September 12, 2013 Minutes

**II. REPORT BY LAND DEPARTMENT STAFF**

- A. Report by Land Department staff and discussion by the Board regarding recent and future land auctions (See attached list)
- B. Future Board Agenda Items

**III. REAL ESTATE DIVISION**

Review, discussion, & possible legal action regarding the following:

- A. Rights of Way & Commercial Leases-Short Term-for periods 10 years or less on Consent Agenda (See attached)\*
- B. Commercial Leases-Long Term-for periods longer than 10 years (See attached)\*
- C. Land Sales (See attached)\*

\* Please note: The attachment with a detailed listing of agenda items I, II, and III will be available in the Board's office after September 30, 2013, or at least 24 hours prior to the scheduled meeting.

**IV. BOARD APPEALS**

None

**V. OTHER BUSINESS**

**A. Arrangements for Future Meetings:**

<u>Date</u>	<u>Location</u>
November 14, 2013	Yuma County
December 12, 2013	Phoenix

*The January meeting date needs to be set. The second Thursday in January is the 9<sup>th</sup>.*

**B. Schedule of Pending Appeals:**

A.B. 1228      Shaen Magan  
Right of Way Application No. 18-115298  
Appeal of Appraisal

*Scheduled for hearing in Yuma County on November 14, 2013.*

A.B. 1229      SEPV 16, LLC  
Commercial Application No. 03-115144-99  
Appeal of Appraisal

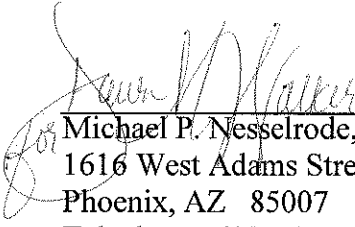
*Appeal received September 16, 2013. Scheduled for hearing in Phoenix on December 12, 2013.*

**VI. EXECUTIVE SESSION**

The Board may vote to go into Executive Session on any of the above agenda items for legal advice from its attorney, pursuant to A.R.S. § 38-431.03(A)(3).

**VII. BOARD ADJOURNS**

STATE LAND DEPARTMENT  
BOARD OF APPEALS

  
\_\_\_\_\_  
Michael P. Nesselrode, Clerk to the Board  
1616 West Adams Street, Room 153  
Phoenix, AZ 85007

Telephone: 602-542-2505 - FAX: 602-542-2508

**BOARD  
REAL ESTATE DIVISION AGENDA  
Thursday, October 10, 2013**

**A. CONSENT AGENDA**

**RIGHTS OF WAY**

	Application #	Applicant and County	Purpose
1.	14-116795 GN	City of Scottsdale (Maricopa County)	Drainage basin, outfall channel
2.	14-116877 SR	Red Horse Wind 2, LLC (Cochise County)	Utility scale wind energy facilities
3.	16-117089 GN	City of Scottsdale (Maricopa County)	Adding underground utilities to an existing legal public road easement

**COMMERCIAL LEASES – Short Term (for periods 10 years or less)**

*New*

	Application #	Applicant and County	Purpose
	NONE		

*Renewals*

	Application #	Applicant and County	Purpose
4.	03-1352 AO	Allen & Cheryl Clark, husband & wife (Pinal County)	Bee keeping and honey production
5.	03-52202 KL	Mohave Cellular Limited Partnership (Mohave County)	A wireless telecommunications facility
6.	66-103531 RM	United States of America (Pima County)	Safety and security zone and RV storage

*Amendments*

	Application #	Applicant and County	Purpose
	NONE		

**B. COMMERCIAL LEASES – Long Term (for periods longer than 10 years)**

*Urban Planning Projects*

	Application #	Applicant and County	Purpose
	NONE		

*Other*

	Application #	Applicant and County	
	NONE		

**C. LAND SALES**

*Urban Planning Projects*

	Application #	Applicant and County	
	NONE		

*Other*

	Application #	Applicant and County	
	NONE		

PUBLIC AUCTIONS BEING ADVERTISED

03-COMMERCIAL-LONG TERM LEASE  
14-RIGHT-OF-WAY (LONG TERM)  
16-RIGHT-OF-WAY (PERPETUAL)

**AUCTION CALENDAR  
OCTOBER 2013**

04-MINERAL  
21-WATER  
53-LAND

<b>APP. NO.</b>	<b>AUCTION DATE &amp; TIME</b>	<b>LOCATION, COUNTY &amp; ACREAGE +/-</b>	<b>APPRAISED VALUE &amp; 1<sup>ST</sup> YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)</b>	<b>BENEFICIARY</b>
<b>16-101136</b> CITY OF PHOENIX	10/15 10:00 A.M.	T4N, R4E, SEC. 29  MARICOPA  2.67	\$2,400.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>53-116692</b> DEL PUEBLO COMMUNITIES, LLC	10/17 10:30 A.M.	T1S, R7E, SEC. 2  MARICOPA  193.04	\$30,000,000.00	PERMANENT COMMON SCHOOLS
<b>16-116834</b> ADOT	10/29 11:00 A.M.	T8S, R31E, SEC. 2  GREENLEE  0.51	\$2,400.00	PERMANENT COMMON SCHOOLS

PUBLIC AUCTIONS BEING ADVERTISED

03-COMMERCIAL-LONG TERM LEASE  
14-RIGHT-OF-WAY (LONG TERM)  
16-RIGHT-OF-WAY (PERPETUAL)

**AUCTION CALENDAR  
NOVEMBER 2013**

04-MINERAL  
21-WATER  
53-LAND

<b>APP. NO.</b>	<b>AUCTION DATE &amp; TIME</b>	<b>LOCATION, COUNTY &amp; ACREAGE +/-</b>	<b>APPRAISED VALUE &amp; 1<sup>ST</sup> YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)</b>	<b>BENEFICIARY</b>
<b>53-116997</b> CITY OF SCOTTSDALE	11/19 10:30 A.M.	T3N, R5E, SECS. 1, 2, 11 & 12  MARICOPA  2,365.17	\$21,300,000.00	UNIVERSITY  COUNTY BOND  PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)

03-COMMERCIAL-LONG TERM LEASE  
 14-RIGHT-OF-WAY (LONG TERM)  
 16-RIGHT-OF-WAY (PERPETUAL)

PUBLIC AUCTIONS BEING ADVERTISED

**AUCTION CALENDAR  
 DECEMBER 2013**

04-MINERAL  
 21-WATER  
 53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1 <sup>ST</sup> YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY
<b>04-115925</b> FISHER SAND & GRAVEL, INC.	12/02  11:00 A.M.	T5N, R1E, SEC. 1 T6N, R1E, SEC. 36  MARICOPA  250.78	\$45,000.00  &  \$24,400.00	PERMANENT COMMON SCHOOLS  PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>53-116901</b> TAYLOR MORRISON/ ARIZONA, INC.	12/03  10:30 A.M.	T4N, R4E, SEC. 17  MARICOPA  105.72	\$26,700,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>53-116996</b> PIMA COUNTY	12/04  11:00 A.M.	T11S, R13E, SECS. 3, 4 & 10  PIMA  818.82	\$2,450,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>53-117051</b> CITY OF FLAGSTAFF	12/13  1:00 P.M.	T21N, R6E, SEC. 12  T21N, R7E, SECS. 6, 8, 18 & 19  COCONINO  2,251.20	\$11,600,000.00	UNIVERSITY OF ARIZONA (ACT 2/18/1881)

03-COMMERCIAL-LONG TERM LEASE  
 14-RIGHT-OF-WAY (LONG TERM)  
 16-RIGHT-OF-WAY (PERPETUAL)

**RESULTS / ARCHIVE PAGE  
 JULY 2013**

04-MINERAL  
 21-WATER  
 53-LAND

APP. NO.	AUCTION DATE	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1 <sup>ST</sup> YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY	TOTAL SELLING PRICE	SUCCESSFUL BIDDER & # OF BIDS	TERMS
16-113560-00-001	07/02	T4N, R4E, SECS. 16 & 21 MARICOPA 9.33	\$2,400.00	PERMANENT COMMON SCHOOLS,  PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$2,400.00	CITY OF PHOENIX  & 1	
16-110880-00-001	07/02	T6N, R3E, SECS. 15 & 16 MARICOPA 1.06	\$15,741.00	PERMANENT COMMON SCHOOLS,  PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$15,741.00	MARICOPA COUNTY  & 1	
16-52829	07/03	T5N, R4E, SEC. 36 MARICOPA 1.06	\$2,400.00	PERMANENT COMMON SCHOOLS	\$2,400.00	CITY OF SCOTTSDALE  & 1	
16-113807	07/30	T4N, R4E, SECS. 27 & 34 MARICOPA 0.79	\$59,771.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$2,400.00	PR4E, LLC  & 1	

03-COMMERCIAL-LONG TERM LEASE  
 14-RIGHT-OF-WAY (LONG TERM)  
 16-RIGHT-OF-WAY (PERPETUAL)

**RESULTS / ARCHIVE PAGE**  
**AUGUST 2013**

04-MINERAL  
 21-WATER  
 53-LAND

APP. NO.	AUCTION DATE	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1 <sup>ST</sup> YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY	TOTAL SELLING PRICE	SUCCESSFUL BIDDER & # OF BIDS	TERMS
16-113787	08/20	T17N, R30E, SECS. 2, 4, 6, 8, 10, 12, 14, 16, 18, 20 & 30  T17N, R31E, SECS. 4, 6 & 8  APACHE  8.48	\$10,800.00	NORMAL SCHOOL  PERMANENT COMMON SCHOOLS  PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)  COUNTY BOND	\$2,400.00	HINKSON RANCH INVESTORS, LLC  &  1	

03-COMMERCIAL-LONG TERM LEASE  
 14-RIGHT-OF-WAY (LONG TERM)  
 16-RIGHT-OF-WAY (PERPETUAL)

**RESULTS / ARCHIVE PAGE  
 SEPTEMBER 2013**

04-MINERAL  
 21-WATER  
 53-LAND

APP. NO.	AUCTION DATE	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1 <sup>ST</sup> YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY	TOTAL SELLING PRICE	SUCCESSFUL BIDDER & # OF BIDS	TERMS
16-116281	09/05	T18N, R14E, SEC. 12 T18N, R15E, SEC. 6 T19N, R15E, SEC. 32  COCONINO  19.42	\$6,729.00	PERMANENT COMMON SCHOOLS  PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$6,729.00	CITY OF WINSLOW  &  1	
14-115981-00-002	09/10	T9S, R21W, SEC. 17  YUMA  0.23	\$2,400.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$2,400.00	ARIZONA PUBLIC SERVICE  &  1	
16-114451	09/11	T5N, R1E, SEC. 30  MARICOPA  4.77	\$123,422.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$123,422.00	CITY OF PEORIA  &  1	